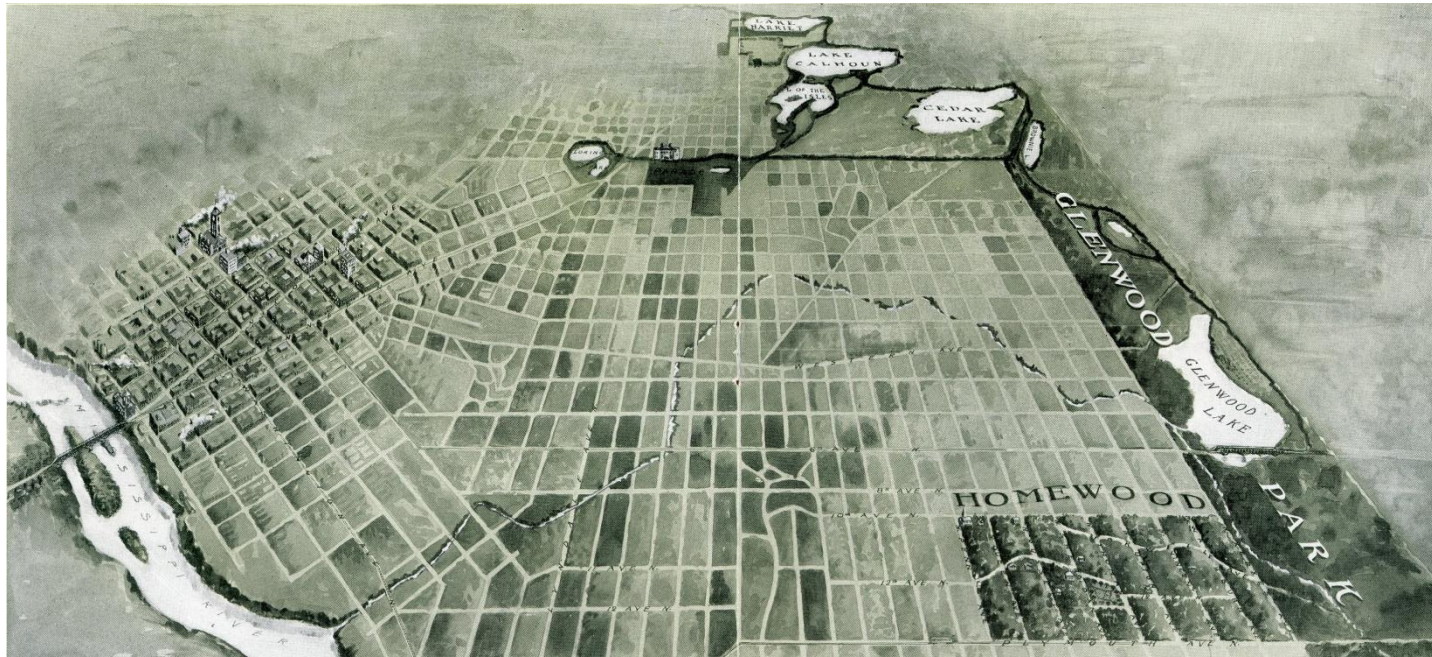


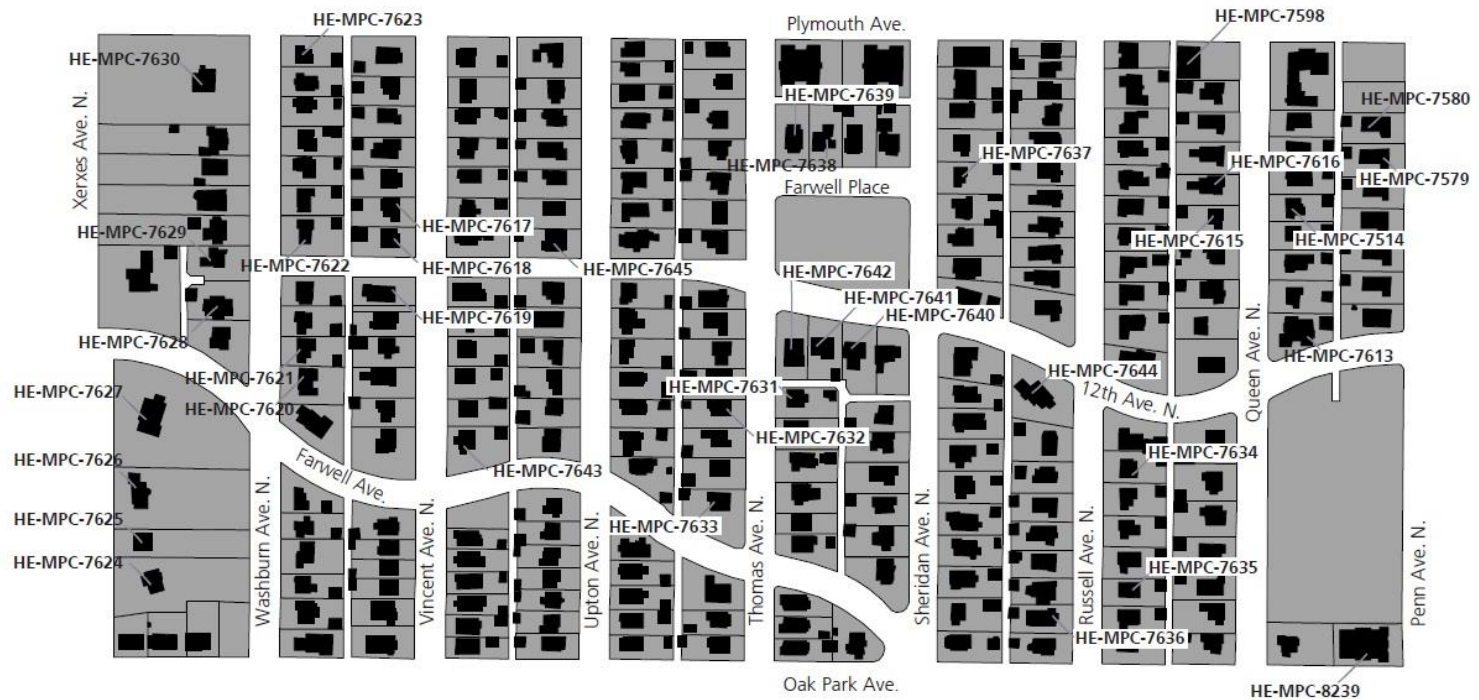
CITY OF MINNEAPOLIS

Homewood Historic District

Homewood Historic District



2002 Reconnaissance Level Survey Results



Map not to scale

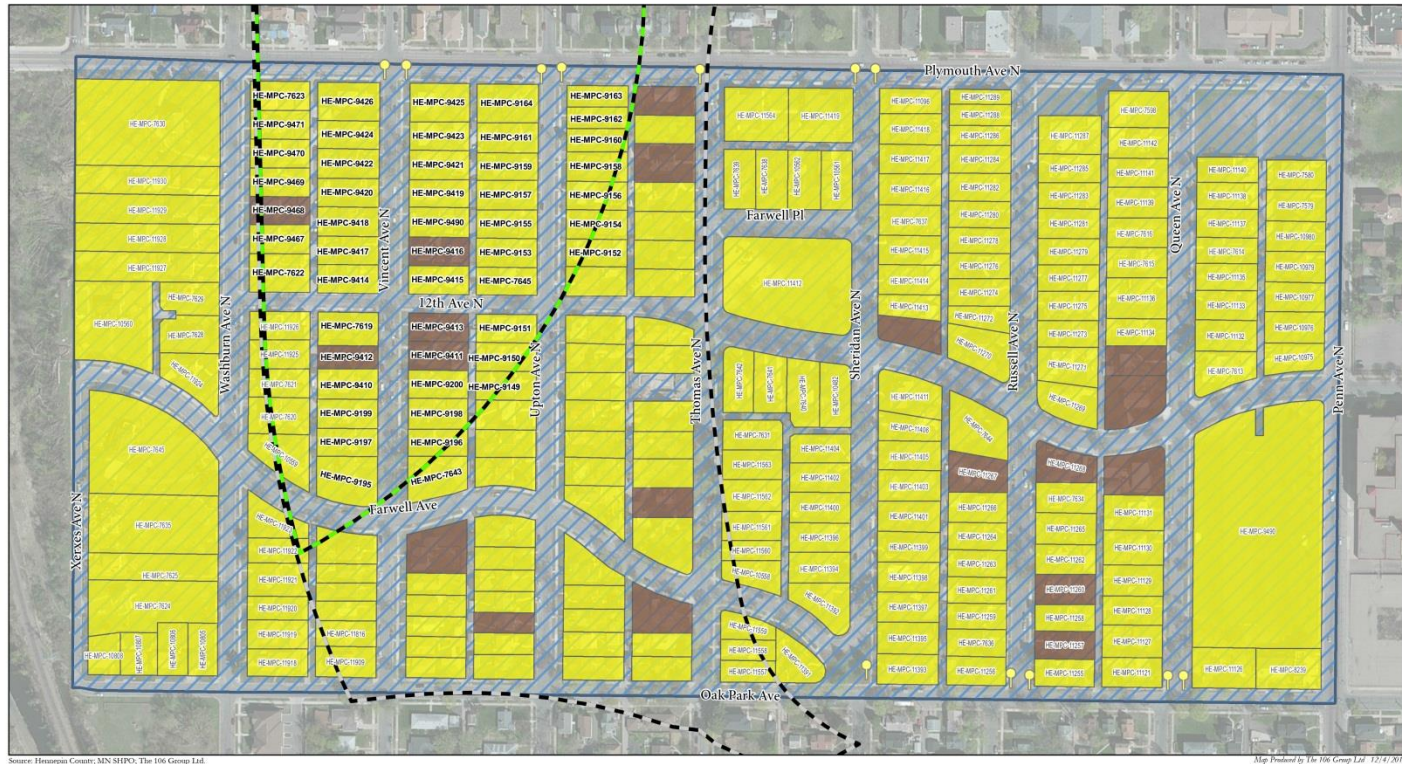
MEAD
& HUNT

ENGINEERS
ARCHITECTS
SCIENTISTS
PLANNERS



Properties within proposed historic district

Section 106 Review



Bottineau Transitway
Phase I and II Architectural History Survey
Supplemental Report 1
Hennepin County, Minnesota

0 50 100 Miles
0 175 350 Feet
1:2,166

- Plymouth Ave Station
- Architectural History
- Area of Potential Effect
- Previously Reviewed Architectural History
- Area of Potential Effect (Kellerhals et al. 2012)
- Recommended Eligible Historic District/Complex
- Contributing Property*
- Non-contributing Property*†
- Entry Marker

Bold SHPO numbers represent properties inventoried during Supplemental Report 1
*SHPO Numbers outside of the current APE were not obtained.
†Properties not of sufficient age were not surveyed and, therefore, do not have SHPO numbers.

Homewood Historic District



Figure 4

Current Designation Study



H O M E W O O D



period of significance 1909-1949





1010 Washburn Ave N - 1945



1200 Russell Ave N - 1948

Current Designation Study



Rendering of an Upton Avenue stone marker from the 1911 Homewood promotional brochure, SOURCE: Bell, David C. Investment Company, 1911 Homewood, Improved and Restricted. On file at the Hennepin History Museum, Minneapolis, MN.

Current Designation Study



Rendering of Farwell Park from the 1911 Homewood promotional brochure, SOURCE: Bell, David C. Investment Company, 1911 Homewood, Improved and Restricted. On file at the Hennepin History Museum, Minneapolis, MN.

Contributing Garages



2616 Farwell Ave



2924 Farwell Ave



1200 Queen



Contributing Garages



1025 Thomas



1229 Upton



1217 Vincent



Contributing Garages



1241 Vincent



1240 Washburn



2515 12th



Contributing Garages



1031 Upton



Homewood Historic District



- Contributing buildings - 215 properties
- Contributing detached garages - 9 properties
- Non-contributing buildings (age) - 25 properties
- Non-contributing buildings (alterations) - 8 properties
- Non-contributing buildings (style) - 2 properties

- Farwell Park - Contributing - 1 property
- Non-contributing (vacant) lot - 4 properties
- Athletic Field - Non-contributing - 1 property
- Existing Stone Markers - 12
- Known location of Stone Markers (not extant) - 2

Impacts of Designation

- Benefits:
 - Improved safeguards to retain neighborhood character
 - Stabilized property values
 - Improved status
- Most applications are:
 - Minor alterations
 - No cost
 - Administrative reviews
 - Reviewed concurrently with building permit applications
- Design Guidelines:
 - Preserve – repair – replace historic building materials and features
 - Keep additions and new construction compatible, subordinate, reversible, and less visible from the street



Designation Process

- Nomination
- Designation Study (current point in the process)
- Designation
 - SHPO
 - CPC
 - HPC
 - City Council
- Design Guidelines



Designation Process

Provide us with feedback by August 21st!

Email, letter, phone call, etc.

Alex Young (612) 673-2118

alexandr.young@minneapolismn.gov

John Smoley (612) 673-2830

john.smoley@minneapolismn.gov



Design Guidelines



Image (from left to right) 1234, 1216 and 1210 Sheridan Ave N, from the 1911 Homewood promotional brochure. 1210 is partially obscured by trees, SOURCE: Bell, David C. Investment Company, 1911 Homewood, Improved and Restricted. On file at the Hennepin History Museum, Minneapolis, MN

Design Guidelines

- what does this mean for me and my property?
 - ensure alterations over time will be in keeping with the character of the neighborhood
 - apply to the exterior only
 - used in conjunction with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*
 - preserve, repair, replace historic materials



Visual Appearances

- historic = period of significance = **1909 – 1949**
- homes and streetscapes will visually resemble this period, this is what is being preserved
- evidence shows that nationwide, properties located in historic districts experience a ***stabilization*** in property values





Vincent Ave looking south from Plymouth

contributing & non- contributing properties



- Contributing buildings - 215 properties
- Contributing detached garages - 9 properties
- Non-contributing buildings (age) - 25 properties
- Non-contributing buildings (alterations) - 8 properties
- Farwell Park - Contributing - 1 property

- Non-contributing (vacant) lot - 4 properties
- Athletic Field - Non-contributing - 1 property
- Existing Stone Markers - 12
- Known location of Stone Markers (not extant) - 2

contributing & non-contributing resources

contributing – preservation of historic materials required

houses and garages built during the period of
significance that *retain integrity*

non-contributing – changes must be compatible

properties that have *lost integrity* and
buildings built after the period of significance
Ranch style homes – due to style
restoration encouraged



preservation and rehabilitation

- preserve, repair, replace
- replacements should match in material, color, texture, design and other visual qualities
- alterations and additions are allowed as long as these changes do not damage historic materials and are compatible with the character of the district



minor alterations

- follow design guidelines
- not an addition or new building
- require a certificate of no change (CNC) application
- reviewed concurrently with building permit application



major alterations

- major alterations may be permitted
 - additions
 - new construction
 - changes that do not follow design guidelines
- require a certificate of appropriateness (C of A)
- reviewed by the HPC



stone street markers



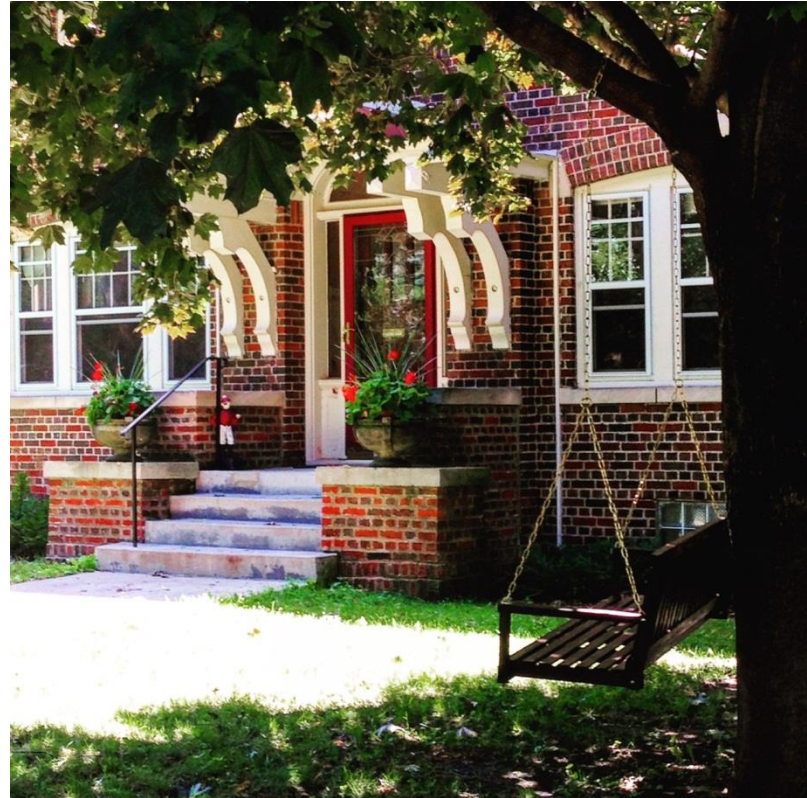
character defining features

- roofs, roof shapes
- dormers
- chimneys



character defining features

- front entries & porches



character defining features

- front entries & porches



character defining features

- architectural details



character defining features

- cladding materials
- stucco
- masonry
- false half-timbering



character defining features

- historic windows
- wood windows
- require maintenance, easy to repair
- can last more than 100 years
- with storm windows can achieve
EnergySTAR rating or better ⁽¹⁾

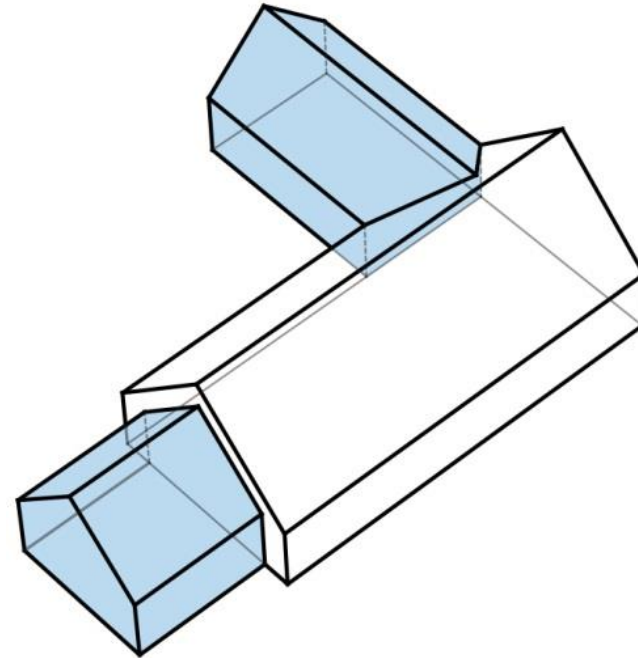


(1) "Life Cycle Assessment of Residential Windows: Saving Energy with Window Restoration"
Katherine M. Switala-Elmhurst, Ph.D. Candidate, LEED AP and Philip D. Udo-Inyang, Ph.D., PE,
Temple University Philadelphia, PA, 2014

additions

additions are permitted

they should be *compatible*,
subordinate, *reversible* and
inconspicuous from the public
right-of-way



additions

additions are permitted

they should be *compatible*,
subordinate, *reversible* and
inconspicuous from the public
right-of-way



2616 Farwell Ave

new infill construction

- in the event that a new property is built in the district design guidelines exist to ensure that new construction is compatible with the essential character of the district
- these guidelines apply also to garages and noncontributing resources
- restoration of noncontributing properties is encouraged



architectural variety



Existing



Existing



Existing



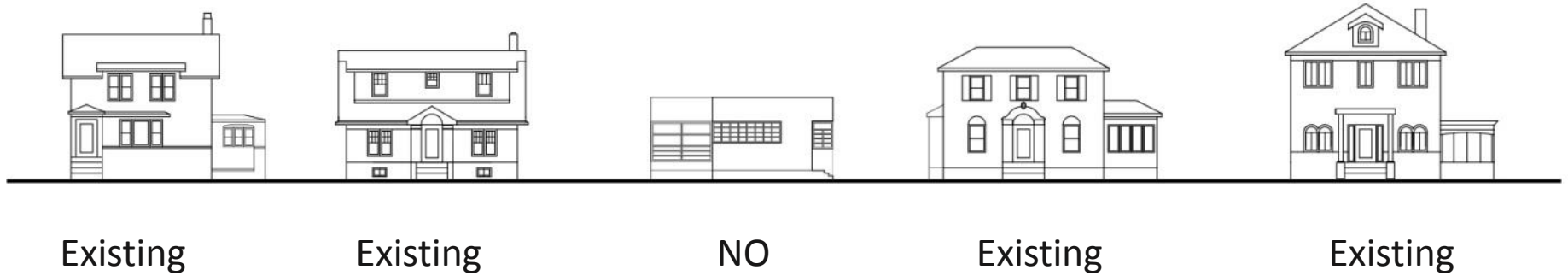
Existing



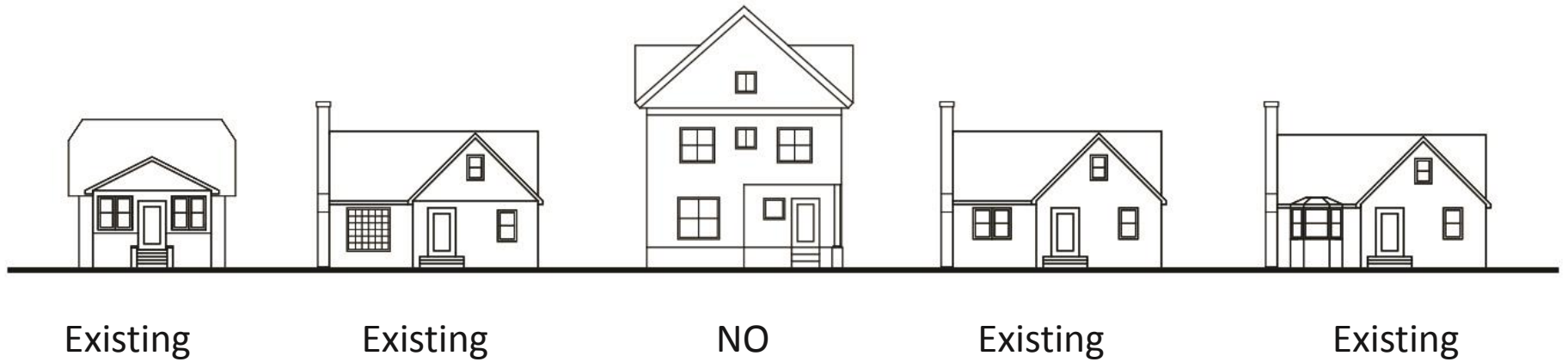
Existing



new infill construction



new infill construction



compatible infill construction

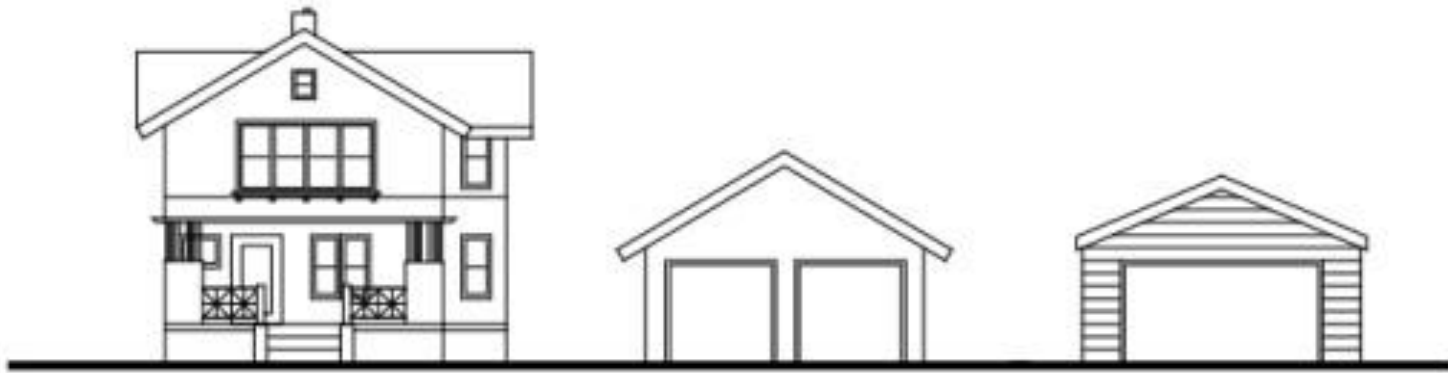
- 1226 Washburn
- built in 2013
- architect designed



accessory structures

- garages are considered secondary structures
- garages are considered *contributing resources* if they were built before 1949, if they retain integrity, and if the residence that they are associated with is considered contributing, and if they exhibit exceptional design (9 garages)
- new garages are allowed to be built, but will be subject to design guidelines
- ADUs are allowed to be built (internal, external, detached)
- roof pitch, cladding, windows, design must complement the main residence
- should not create a false sense of history

accessory structure design



7/12 roof pitch,
stucco cladding

YES, roof pitch
complements
house, stucco
cladding, single
width doors

NO, siding does
not match
house, double
width doors

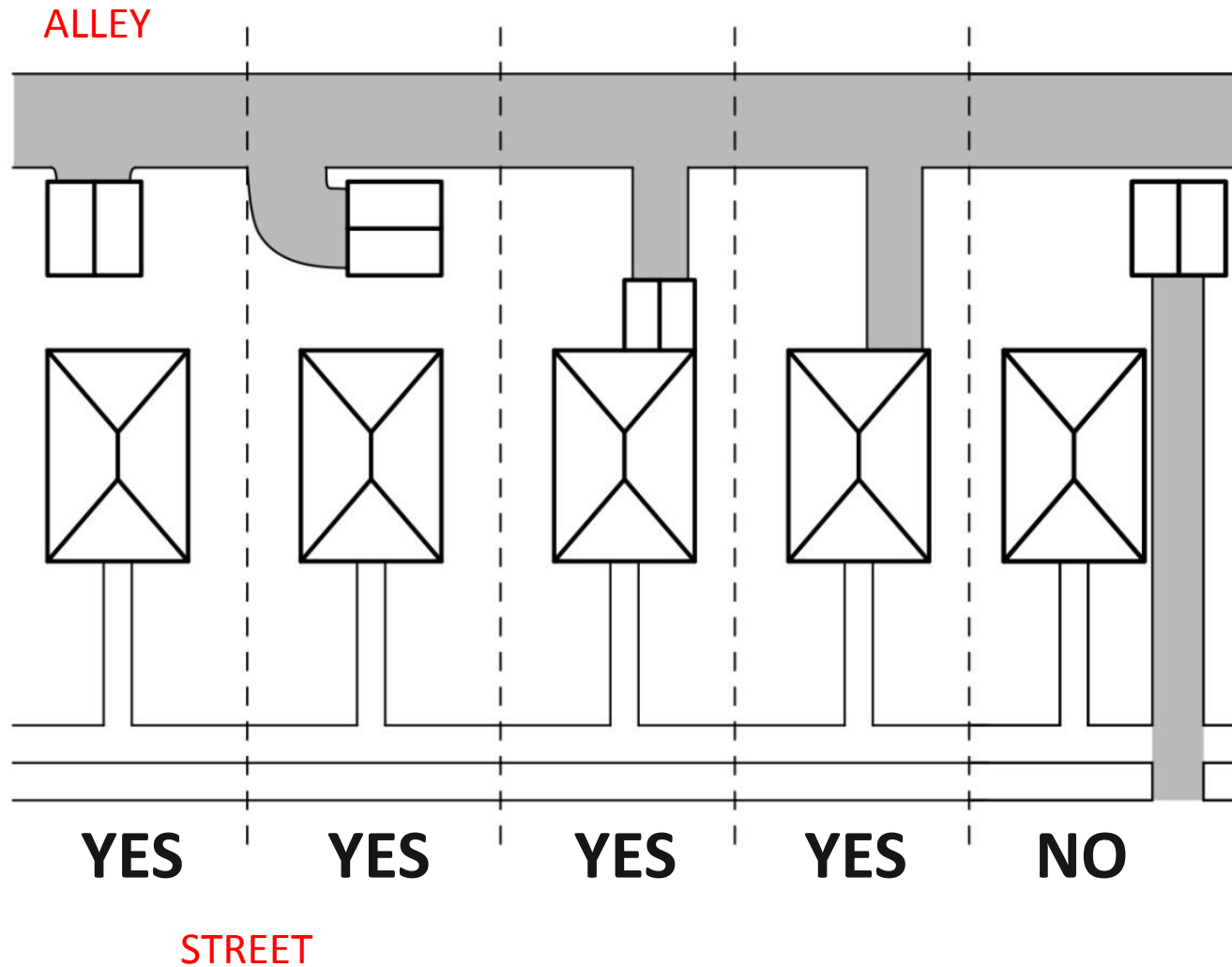




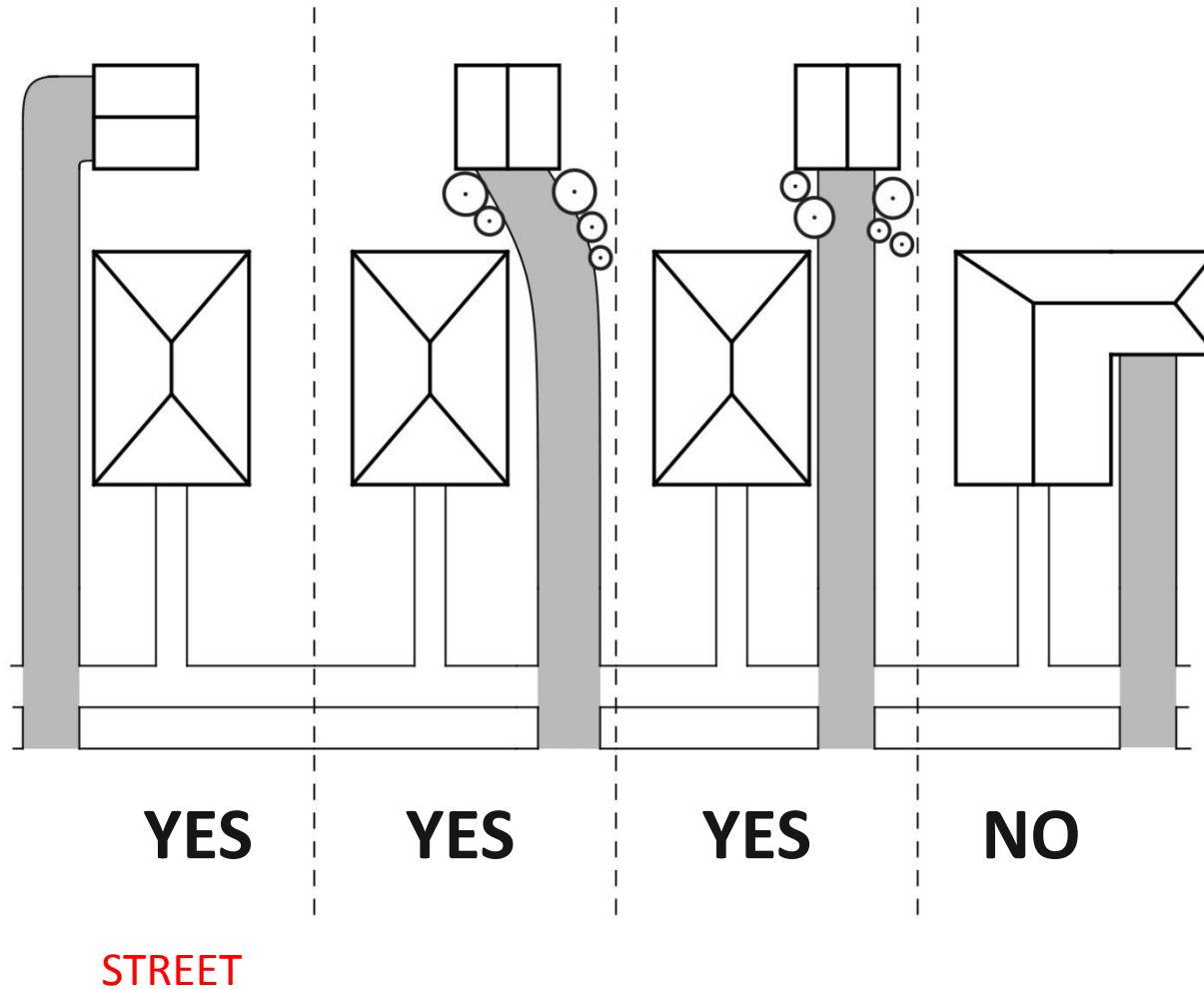
Probably not...



accessory structure placement



accessory structure placement



Questions?

Provide us with feedback by August 21st!

www.minneapolisismn.gov/hpc/homewood

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